



Order Filed on June 8, 2018
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

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THE BANK OF NEW YORK MELLON
F/K/A THE BANK OF NEW YORK as
successor in interest to JP Morgan Chase

In Re:
Leticia Rojas,

Debtor.

Case No: 18-19362 VFP

Judge: Vincent F. Papalia

**CONSENT ORDER EXTENDING REDEMPTION PERIOD FOR REAL
PROPERTY LOCATED AT 180 DOUGLAS ROAD, FAR HILLS, NJ TO
JULY 9, 2018**

The relief set forth on the following pages two (2) through three (3) is hereby ordered
ORDERED.

DATED: June 8, 2018



Honorable Vincent F. Papalia
United States Bankruptcy Judge

WHEREAS on May 8, 2018 this Chapter 11 Bankruptcy Petition was filed by Debtor, Leticia Rojas; and

WHEREAS on May 8, 2018, after the Bankruptcy Petition was filed, the Sheriff of Somerset County sold real property located at 180 Douglas Road, Far Hills, NJ; and

WHEREAS the parties disputed whether or not 11 USC 108 serves to extend the state court 10-day redemption period since the Bankruptcy was filed before the sheriff sale; and

WHEREAS the parties previously amicably agreed to resolve the dispute by extending the redemption period to June 8, 2018; and

WHEREAS the debtor was unable to complete refinancing of the property prior to June 8, 2018 but has a commitment from a lender to provide a loan in the amount of \$2.85Million that can close within 30 days; it is

ORDERED that the redemption period for real property located at 180 Douglas Road, Far Hills, NJ is hereby extended to July 9, 2018; and

IT IS FURTHER ORDERED that the debtor, Leticia Rojas, may redeem the subject property located at 180 Douglas Road, Far Hills, NJ on or before July 9, 2018; and

IT IS FURTHER ORDERED that the redemption amount shall include all advances, costs and attorney's fees incurred by secured creditor since entry of the final judgment of foreclosure; and

IT IS FURTHER ORDERED that there shall be no further extension of the redemption period. In the event the loan is not paid in full on or before July 9, 2018, secured creditor shall be entitled to dispose of the property however it sees fit.

CONSENTED AND AGREED TO:

/s/ Denise Carlon

Denise Carlon, Esq.

KML Law Group, P.C.

Attorneys for THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK as
successor in interest to JP Morgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage
Investments II Inc. Mortgage Pass-Through Certificates Series 2005-AR8

/s/ Bruce Radowitz

Bruce Radowitz, Esq.

Attorney for Debtor, Leticia Rojas